

SUBJECT: A report and recommendation on a proposed zone change from SF-2 Residential Single Family District to CC-M Commercial Community - Mixed District at 4306 Plainville Road in Madisonville.

GENERAL INFORMATION:

Petitioners: Matthew A. Seta
4306 Plainville Road
Cincinnati, OH 45227

Purpose: To allow for commercial uses on all portions of two parcels under single ownership spanning two jurisdictions - the City of Cincinnati and Columbia Township. The portion in Columbia Township has recently been rezoned to allow for commercial uses. This zone change would make the portion in the City of Cincinnati consistent with the rest of the property.

EXISTING CONDITIONS:

The property is approximately 5,000 square feet (or 0.1 acre) in size, and is located along the municipal boundary with Columbia Township to the south and east. The surrounding property in the City is zoned SF-2 to the north and CN-M to the west.

PLANS:

There are currently no Plans for the Madisonville community that encompass or make reference to this property.

BACKGROUND:

Matthew Seta is the owner of the property located at 4306 Plainville Road in Madisonville. Mr. Seta's initial intention was to build a car wash on this site, a proposal that gained the support of the Madisonville Community Council on September 18, 2005 (please see attached letter of support).

However, this proposal was not acceptable to either the residential property owners along Bramble Road in Columbia Township or the Columbia Township administration. On May 24, 2006, the Board of Hamilton County Commissioners held a public hearing on a zoning map amendment from "C" Residence and "E" Retail Business to "EE" Planned Retail Business for the portion of this property located in Columbia Township. Because of the concerns of surrounding property owners and the Columbia Township administration, the hearing was continued to June 7, 2006.

After discussion between the petitioner and the representatives from Columbia Township, the petitioner agreed to alter his plans for a car wash at that site, and instead sell it for another commercial use. To prevent a future buyer from constructing a commercial car wash on this site, the property will be transferred with a deed restriction in place. As a result, the Board of Hamilton County Commissioners voted on June 26, 2006 to modify the zoning map amendment from "C" Residence to "E" Retail Business – "SPI-SC" Special Public Interest – Suburban Corridor. The "SPI-SC" overlay district is in place to provide development standards to ensure compatibility with the surrounding residential community.

PUBLIC COMMENT:

Planning staff held a public conference on this zone change request on December 13, 2005. In attendance were the petitioner and two neighboring property owners from Bramble Road in Columbia Township. The surrounding property owners expressed the following concerns regarding the zone change:

1. A car wash may over-tax local sewers and risk flooding in local basements.
2. The intersection may become more dangerous and could increase traffic on local side streets.
3. The car wash could be open late, create noise and light pollution, and may encourage loitering.
4. Good buffering would be needed between the residential uses and the car wash.

Additional public comment took place at the Hamilton County Regional Planning Commission and Board of County Commissioners meetings, as described in the section above.

ANALYSIS OF THE PROPOSED CHANGE:

A decision on this request for a change of zoning has been delayed for many months so that the petitioner could work with residents and representatives in Columbia Township to resolve their issues with the proposed development. When a solution was reached, the Board of Hamilton County Commissioners was able to make the decision to approve the change in zoning. As the largest portion of this property is in Columbia Township, the City of Cincinnati opted to wait until these issues were resolved to make a decision.

Upon review of this request, it is logical to consent to the change in order to allow for a more coordinated redevelopment of this important corridor. The decision of Hamilton County to apply the “SPI-SC” Special Public Interest – Suburban Corridor zoning district to the bulk of this site will help to ensure that the future development of this site is sensitive to the concerns of the residential community in Columbia Township. The “SPI-SC” district may consider such development standards as: setbacks, signage, streetscape improvements, parking, vehicular circulation, pedestrian circulation, and architectural character. The change to a CC-M zone on the small portion of the property in the City of Cincinnati will be consistent with the new zoning and will allow for the retail uses desired by both the Madisonville and Columbia Township communities.

CONCLUSIONS:

1. The CC-M Commercial Community - Mixed District zoning would be an appropriate designation for 4306 Plainville Road because it is consistent with the new zoning designation for the additional portion of the property in Columbia Township.
2. The Madisonville community is in support of this change and the petitioners have resolved the issues with representatives from Columbia Township.

RECOMMENDATION:

The staff of the Department of Community Development and Planning recommends that City Planning Commission take the following action:

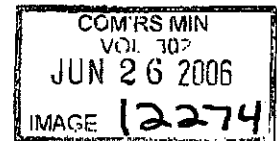
Approve the zone change from SF-2 Residential Single Family District to CC-M Commercial Community - Mixed District at 4306 Plainville Road in Madisonville.

APPROVED:

Respectfully Submitted,

Margaret A. Wuerstle, AICP
Chief City Planner

Katherine Keough-Jurs, AICP
Senior City Planner



On Motion of Mr. Heimlich, Seconded by Mr. DeWine the following resolution was adopted.

31

**RESOLUTION AUTHORIZING A ZONING MAP AMENDMENT FOR CASE:
COLUMBIA 2006-02; FROM "C" RESIDENCE AND "E" RETAIL BUSINESS TO "EE"
PLANNED RETAIL BUSINESS**

BY THE BOARD:

WHEREAS, the Board heard Case No. Columbia Township 2006-02; Hank's Car Wash, a zoning map amendment from "C" Residence and "E" Retail Business to "EE" Planned Retail Business for the property located on the east side of Plainville Road, south of Palmetto Street and north of Bramble Avenue, 4306 Plainville Road.

WHEREAS, according to Section 303.12, of the Ohio Revised Code, a zoning amendment shall proceed through a public hearing process and be acted on by the Board of County Commissioners.

WHEREAS, the Regional Planning Commission on April 6, 2006, at their regular meeting recommended approval for the zoning map amendment.

WHEREAS, the Rural Zoning Commission on April 20, 2006, held a public Hearing and recommended denial for said map amendment.

WHEREAS, on May 24, 2006, the Board of County Commissioners held a public hearing on said amendment.

WHEREAS, on May 24, 2006, the Board of County Commissioners continued said public hearing to June 7, 2006.

WHEREAS, on June 26, 2006, the Board of County Commissioners reviewed said zoning map amendment.

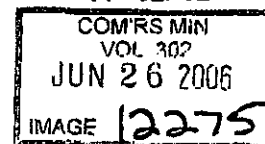
NOW THEREFORE BE IT RESOLVED that the Board of County Commissioners do not concur with the recommendation of the Rural Zoning Commission and modify the zoning map amendment from "C" Residence to "E" Retail Business - "SPI-SC" Special Public Interest - Suburban Corridor for the reasons that the SPI-SC overlay district would provide development standards that would assure compatibility with the surrounding residential community and would support the Columbia Township Trustee's initiative of revitalization of the Plainville Road Corridor. Therefore, the Board believes the map amendment is in keeping with good land use planning and is not in conflict with the best interest of the county and the public.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be directed by the Clerk of the Board to the Applicant and his Agent for this Planned Unit Development, to the Rural Zoning Commission, the Office of the Zoning Inspector, the Department of Building Inspector, the Board of Zoning Appeals, the Township Clerk, the County Engineer Permit Department and the Metropolitan Sewer District.

Post-it* Fax Note	7671	Date	6/27/06	# of pages	2
To	Rick Lauer	From	DeLoris		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	721-5001	Fax #			

Resolution: Zoning amend
Hank's Car Wash.

Columbia 2006-02;



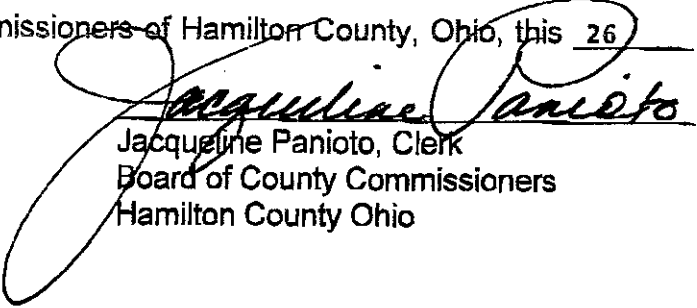
ADOPTED at a regularly adjourned meeting of the Board of County Commissioners of Hamilton County, Ohio, in session the 26th day of June, 2006, and shall become effective on and after the 26th day of July, 2006.

Mr. Heimlich. AYE Mr. DeWine. AYE Mr. Portune. AYE

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution adopted by this Board of County Commissioners in session this 26th day of June, 2006.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of the Office of the County Commissioners of Hamilton County, Ohio, this 26 day of June, 2006.


Jacqueline Panioto, Clerk
Board of County Commissioners
Hamilton County Ohio

Proposed Zone Change from SF-2 to CC-M at 4306 Plainville Road in Madisonville

City Planning Commission
July 7, 2006



- Zoning
- Pavement
- Buildings
- Parcel Polygons
- 4306 Plainville Zone Change Boundary
- 4306 Plainville Property Outside City

0 200 400 Feet

